



File# SPL-22-0014  
SEPA File# SEP-22-0016  
SPR-22-0007

## NOTICE OF APPLICATION

### Project Summary:

*Located at 830 Wallowa Drive, the applicant is requesting Short Plat approval to subdivide the subject parcel of approximately 1.61 acres into three (3) residential lots with no less than five (5) total dwelling units. The lots range in size from 4,199 sq. ft. to 34,836 sq. ft.*

Notice is hereby given on this date: **January 9, 2023**, that the application/proposal described in this notice has been filed with the City of Walla Walla. The application/proposal may be reviewed at the City of Walla Walla Development Services office at 55 E. Moore St., Walla Walla, WA 99362, or online at:

<https://www.wallawallawa.gov/government/development-services/public-notice>

All interested persons and parties may comment on the application, receive notice of a hearing and/or a copy of decision(s) made on the proposal by filing a special notice request with the City of Walla Walla as provided in section 20.14.015 of the Walla Walla Municipal Code, and participate in hearings, if any.

The City of Walla Walla Development Services Department is using the optional threshold determination process under the State Environmental Policy Act (SEPA), authorized by WAC 197-11-355. The application comment period may be the only opportunity to comment on the environmental impacts of the proposal. A copy of the SEPA determination on the proposal may be obtained upon request. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an environmental impact statement is prepared. The SEPA responsible official has preliminarily determined that the proposal is subject to threshold determination requirements and the responsible official expects to issue the following threshold determination: Determination of Non-Significance (DNS).

The following identified existing environmental documents are hereby incorporated by reference, and all or part of the documents may be used to evaluate the application/proposal:

- The Walla Walla Comprehensive Plan, Walla Walla 2040, and Final Environmental Impact Statement, issued May 22, 2018.
- Submitted SEPA checklist, dated July 28, 2022.

These documents are located at the offices of the City of Walla Walla Development Services at 55 East Moore St., Walla Walla, Washington, and shall be made available for

public review during all applicable comment periods on the application/proposal. The relevant content of these documents is briefly described as an Environmental Impact Statement for the Walla Walla Urban Growth Area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement, as amended, for designated land use classifications.

The following information may be included, where indicated, in the application or a determination of completeness upon the proposal made by the City of Walla Walla. If reference is made below to the application or determination of completeness, copies of the referenced materials are attached hereto. Preliminary determinations and information contained herein shall not bind the City of Walla Walla and are subject to continuing review and modification.

1. Applicant(s): Richard Fondahn  
836 Wallowa Drive, Walla Walla, WA 99362
2. Owner(s): Richard and Maria Fondahn  
836 Wallowa Drive, Walla Walla, WA 99362
3. Application filing date: August 9, 2022.
4. Date that application was determined to be substantially complete: December 16, 2022
5. Location and description of proposed action: 830 Wallowa Drive  
(APN# 360733510057) **The applicant is requesting short plat approval to subdivide the subject property of approximately 1.61 acres into three (3) residential lots with no less than five (5) total dwelling units. The lots range in size from 4,199 sq. ft. to 34,836 sq. ft.**
6. Comprehensive plan map designation(s) for the locations: Residential
7. Zoning map designation(s) for the locations: Neighborhood Residential
8. Comments upon this application must be submitted in writing to the City of Walla Walla Development Services Department at 55 E. Moore St., Walla Walla, WA 99362 or via email to [permits@wallawallawa.gov](mailto:permits@wallawallawa.gov). **Comments must be actually received by the Development Services Department before 5:00 p.m. on the following date: January 26, 2023.**
9. **No public hearing will be held.** A public hearing is not required for this proposal.
10. The following listed permits and/or authorizations have been requested in the application: Short Plat review, SEPA review, and Site Plan Review Committee review.  
The following listed permits and/or authorizations, if any, may be required for the proposal but are not included in the present application: Building permits for the construction.
11. The City of Walla Walla has preliminarily determined that the application will be processed in accordance with the Walla Walla Municipal Code (WWMC) Level II review process.
12. The City of Walla Walla has preliminarily determined that the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement and the following listed code provisions, development standards, and regulations may apply to the application and mitigation of proposal impacts: WWMC Titles 12, 13, 15, 19, 20, and 21.
13. The City of Walla Walla is reviewing the application for consistency with applicable

- development regulations, or, in the absence of applicable regulations, the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement.
14. The City of Walla Walla has preliminarily determined that the following identified departments, agencies, and/or authorities may have jurisdiction over some part of the application: City of Walla Walla Public Works, City of Walla Walla Development Services, and Washington State Department of Ecology.
  15. At this time, the Applicant has been requested to provide the following additional information and/or studies: None at this time.
  16. The City of Walla Walla has preliminarily determined that, in addition to the applicant and any general public notice that may be required, the following identified parties are entitled to notice of the application/proposal: Individuals who filed a special notice request with Development Services.
  17. **SEPA lead agency: City of Walla Walla**
  18. The SEPA responsible official has preliminarily determined that the proposal is subject to SEPA threshold determination requirements, and the responsible official expects to issue the following threshold determination: Determination of Non-Significance (DNS).
  19. The Responsible Official has preliminarily determined that the following listed conditions are being considered to mitigate environmental impacts: mitigation measures have not been identified at this time.
  20. Application materials and other documents referenced above are located at the City of Walla Walla Development Services at 55 East Moore St., Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The relevant content of these documents is briefly described as an environmental impact statement for the Walla Walla urban growth area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan, Walla Walla 2040 & Environmental Impact Statement, as amended, for designated land use classifications. The comprehensive plan map designation(s) for the location of the proposed action is stated above.
  21. **For additional information please contact the City of Walla Walla Development Services at 55 E Moore St., Walla Walla, WA 99362: (509)524-4710.**

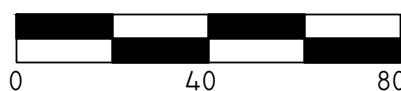




PRELIMINARY FOR REVIEW ONLY



SCALE 1"=40'



BASIS OF BEARING

BEARING BASE -- CENTERLINE OF WALLLOWA DRIVE FROM PBS SURVEY FOUND IN AUDITOR'S FILE VOL. 13, PAGE 213 OF SURVEYS.

LEGEND

SET 5/8"X30" IRON REBAR WITH RED PLASTIC CAP MARKED: WAPLS44338/ORPLS43406LS

FOUND MONUMENT OF RECORD, AS NOTED IN CS 2020-06754.

CALCULATED POINT - NOTHING FOUND OR SET.

XXX(R#) RECORD AND REFERENCE TO SURVEY

PROPERTY LINE

EXISTING OVERHEAD POWER, POLES, SERVICE LINES

EXISTING NATURAL GAS LINE AND METERS

EXISTING SANITARY SEWER AND MANHOLES

EXISTING WATER MAIN

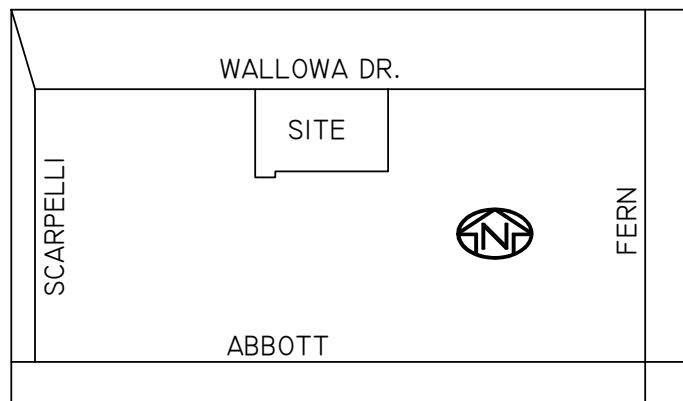
EXISTING WATER VALVES, FIRE HYDRANTS AND METER BOXES

DECIDUOUS TREES OF VARIOUS SIZES AND SPECIES

EVERGREEN TREES OF VARIOUS SIZES AND SPECIES

MBU MAILBOX UNITS

CITY OF WALLA WALLA



VICINITY MAP -- NOT TO SCALE  
SEE PAGE 2 FOR EXTERIOR TIES

FONDAHN SHORT PLAT

A SHORT PLAT OF ADJUSTED PARCEL 1 OF AUDITORS FILE 2020-06754, BOOK 13, PAGE 213, DATED 07/15/2020, IN A PORTION OF TRACT 14 AND 15 OF ABBOTT ACRES LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 36 EAST OF THE W.M., CITY OF WALLA WALLA, WALLA WALLA COUNTY, WASHINGTON.

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RICHARD FONDAHN, OWNER, TO PERFORM A SHORT PLAT OF HIS PROPERTY LOCATED IN ADJUSTED PARCEL 1 OF AUDITOR'S FILE 2020-06754, BOOK 13, PAGE 213, DATED 07/15/2020. I WAS ABLE TO LOCATE ALL OF THE PROPERTY CORNERS OF THIS LOT FROM THE SURVEY BY PBS, LOCATED IN AUDITOR'S FILE VOL. 13, PAGE 213 IN RECORD OF SURVEYS. I FIND A STAINLESS STEEL PIN AT THE INTERSECTION OF SCARPELLI AND WALLOWA DRIVE WHICH DOES NOT FIT THE CALLED DIMENSIONS. I USE A DISTANCE DISTANCE INTERSECT WITH RECORD DISTANCES TO LOCATE THE RECORD INTERSECTION OF SCARPELLI AND WALLOWA. I HOLD THE NORTH LINE OF SAID SURVEY AS THE BASIS OF BEARING FOR THIS PLAT. THIS SURVEY WAS PERFORMED USING A CARLSON BRX7 RTK GPS SYSTEM, AND A TOPCON PSI03 ROBOTIC TOTAL STATION. STANDARD ERROR FOR THE RTK SYSTEM IS 8.0MM + 1 PPM X BASELINE MEASURED, AND THE TOTAL STATION IS +/- (3+2PPM X DISTANCE) IN MILLIMETERS.

I FIND NOTHING OUT OF THE ORDINARY ON THIS SURVEY.

ROBERT D. ENGLISH

ROBERT D. ENGLISH, WAPLS44338

FOUND MONUMENTS:

- SMOOTH 1/2" IRON ROD S82°21'12"E 0.47' FROM CORNER LOCATION
- 5/8" IRON REBAR W/TOMKINS CAP S79°14'25"E 0.35' FROM CORNER LOCATION
- SMOOTH 1/2" IRON ROD N66°12'01"E 0.23' FROM CORNER LOCATION.
- SMOOTH 1/2" IRON ROD N25°25'04"E 0.55' FROM CORNER LOCATION.
- 5/8" IRON REBAR S46°39'24"W 0.14' FROM CORNER LOCATION.
- 5/8" IRON REBAR W/FLOWERS CAP S79°06'48"W 0.07' FROM CORNER LOCATION.
- 1/2" SMOOTH IRON ROD S61°45'33"E 0.43' FROM CORNER LOCATION.
- 5/8" IRON REBAR WITH FLOWERS CAP AT LOCATION.

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SURVEYOR'S CERTIFICATE

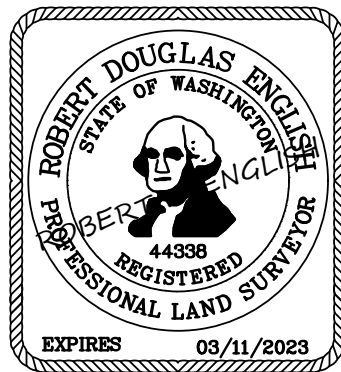
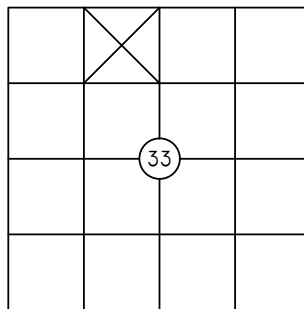
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME IN CONFORMANCE WITH THE SURVEY RECORDING ACT AND AT THE REQUEST OF RICHARD AND MARIA FONDAHN.

ROBERT D. ENGLISH, WAPLS 44338

DATE

SECTION DIAGRAM

T7N R36E: W.M.



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF , 2022  
AT THE REQUEST OF ROBERT ENGLISH, LAND SURVEYOR, IN VOLUME OF SURVEYS AT PAGE .

WALLA WALLA COUNTY AUDITOR

PAGE 1 OF 2

REFERENCES:

- (R1) SHORT PLAT FOR HORN, MUNNS, INSTRUMENT NO. 561582 IN VOL. 1 OF SHORT PLATS, P. 62, ON JAN. 28, 1977, WALLA WALLA CO., WASHINGTON.
- (R2) ABBOTT ACRE TRACT ADDITION TO THE CITY OF WALLA WALLA IN VOLUME D, P. 21, ON SEP. 27, 1907, WALLA WALLA CO., WASHINGTON.
- (R3) SHORT PLAT FOR SCARPELLI, MUNNS, BOOK 2, P. 127 OF SHORT PLATS, 1989, WALLA WALLA CO., WASHINGTON. BEARING BASIS FOR WALLOWA DRIVE (ASSUMED)
- (R4) SHORT PLAT FOR SEPT, MUNNS, BOOK 2, P. 164 OF SHORT PLATS, 1991, WALLA WALLA CO., WASHINGTON.
- (R5) SHORT PLAT FOR BOGGS, TOMKINS, VOL. 2, P. 168 OF SHORT PLATS, 1992, WALLA WALLA CO., WASHINGTON.
- (R6) SHORT PLAT FOR KUDRYN, TOMKINS, VOL. 3, P. 99 OF SHORT PLATS, 1995, WALLA WALLA CO., WASHINGTON.
- (R7) SHORT PLAT FOR FARRENS & WATTS, TOMKINS, VOL. 4, P. 78 OF SHORT PLATS, 2002, WALLA WALLA CO., WASHINGTON.
- (R8) SHORT PLAT FOR MULKERIN, TOMKINS, VOL. 4, P. 89 OF SHORT PLATS, 2002, WALLA WALLA CO., WASHINGTON.
- (R9) COUNTY SURVEY FOR FONDAHN, BUTLER, C.S. VOL. 12, P. 62 OF SURVEYS, 2013, WALLA WALLA CO., WASHINGTON.
- (R10) COUNTY SURVEY BY FONDAHN, FLOWERS, C.S. VOL. 13, P. 213 OF SURVEYS, 2020, IN WALLA WALLA COUNTY, STATE OF WASHINGTON.
- (D1) WARRANTY DEED RECORDED AS AUGDITOR'S FILE NO. 9711761 IN VOLUME 260 AT PAGE 216 ON DECEMBER 3, 1997 IN WALLA WALLA COUNTY, STATE OF WASHINGTON.
- (D2) WARRANTY DEED RECORDED AS AUDITOR'S FILE NO. 2012-05084 ON JUNE 18, 2012 IN WALLA WALLA COUNTY, STATE OF WASHINGTON.

PRELIMINARY FOR REVIEW ONLY

TRACT 15  
ABBOTT ACRES

DATE: 07/27/22	DWN.BY: RDE	SHORT PLAT FOR: RICHARD & MARIA FONDAHN 830 WALLOWA DRIVE WALLA WALLA, WASHINGTON 99362
SCALE: 1"=40'	CHK. BY: RDE	
JOB NO. 2021-035	REV.DATE: XX/XX/XX	SURVEY ONE,LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 FAX:541-276-3480
DWG NO. FONDAHNSHORTPLAT.DWG		

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DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, RICHARD W. AND MARIA A. FONDAHN, OWNERS OF THE PARCEL SHOWN HEREON DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED.

RICHARD W. FONDAHN, OWNER

MARIA A. FONDAHN, OWNER

ACKNOWLEDGMENT

STATE OF WASHINGTON  
S.S.  
COUNTY OF WALLA WALLA

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR \_\_\_\_\_, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD FONDAHN AND MARIA FONDAHN, PROVED TO ME BY MEANS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY, AS LEGAL REPRESENTATIVES, EXECUTED IT.

NOTARY SIGNATURE

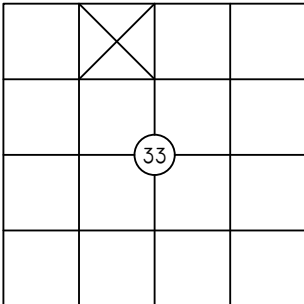
NOTARY PUBLIC OF WASHINGTON (PRINT)

COMMISSION NO. \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**ADJUSTED PARCEL I LEGAL DESCRIPTION** FROM SUBDIVISION GUARANTY BY LAND TITLE OF WALLA WALLA COUNTY, INC., FILE NO. 51243 AND DESCRIBED IN AUDITOR'S FILE 2020-06754 FOUND IN BOOK 13, PAGE 213 RECORD OF SURVEYS, WALLA WALLA COUNTY, STATE OF WASHINGTON  
ADJUSTED PARCEL I  
BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE WEST HALF TRACT 14 OF ABBOTT ACRE TRACT ADDITION TO WALLA WALLA CITY, AS PER PLAT THEREOF RECORDED IN VOLUME D OF PLATS AT PAGE 21, RECORDS OF WALLA WALLA COUNTY;  
THENCE, ALONG THE NORTH LINE OF SAID TRACT 14 AND OF TRACT 15 OF SAID ADDITION, N88°25'42"E A DISTANCE OF 365.16 FEET;  
THENCE, LEAVING SAID NORTH LINE, S01°35'03" A DISTANCE OF 187.00 FEET;  
THENCE, PARALLEL TO SAID NORTH LINE OF TRACTS 14 AND 15, S88°25'42"W A DISTANCE OF 282.37 FEET;  
THENCE S01°36'24"E A DISTANCE OF 20.11 FEET;  
THENCE PARALLEL TO SAID NORTH LINE OF TRACT 14, S88°25'42"W A DISTANCE OF 82.67 FEET;  
THENCE N01°37'06"W A DISTANCE OF 207.11 FEET TO THE POINT OF BEGINNING; HAVING AN AREA OF 69,935 SQUARE FEET, 1.61 ACRES, MORE OR LESS.

SECTION DIAGRAM  
T7N R36E. W.M.



FONDAHN SHORT PLAT

A SHORT PLAT OF ADJUSTED PARCEL I OF AUDITORS FILE 2020-06754, BOOK 13, PAGE 213, DATED 07/15/2020, IN A PORTION OF TRACT 14 AND 15 OF ABBOTT ACRES LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 36 EAST OF THE W.M., CITY OF WALLA WALLA, WALLA WALLA COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

I, ROBERT D. ENGLISH, OREGON PROFESSIONAL LAND SURVEYOR NUMBER 44338, BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LANDS SHOWN ON THIS SHORT PLAT, AS SHOWN HEREIN. SAID SHORT PLAT IS SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 36, EAST OF THE WILLAMETTE MERIDIAN, CITY OF WALLA WALLA, WALLA WALLA COUNTY, WASHINGTON. THE PURPOSE OF THIS SHORT PLAT IS TO DIVIDE ADJUSTED PARCEL I OF AUDITOR'S FILE 2020-06754, IN BOOK 13 OF SURVEYS AT PAGE 213 INTO 5 DISTINCT PARCELS.  
I FURTHER CERTIFY AND SAY THAT I MADE THIS SURVEY AND PLAT BY ORDER OF AND UNDER THE DIRECTION OF THE OWNERS THEREOF, AND THAT ALL BOUNDARY CORNERS ARE MARKED WITH MONUMENTS AS INDICATED ON THE AMENDED MAP IN ACCORDANCE WITH THE SURVEY RECORDING ACT.

THE INITIAL POINT IS A 5/8"x30" IRON REBAR WITH A RED PLASTIC CAP MARKED "ORPLS43406LS" AND "WAPLS44338", SET AT THE NORTHEAST CORNER OF LOT I, DURING THE PERFORMANCE OF THIS SUBDIVISION.

ROBERT D. ENGLISH

ROBERT D. ENGLISH, WAPLS 44338

APPROVALS

THE SUBDIVISION SHOWN HEREON CONFORMS TO THE WALLA WALLA CITY COMPREHENSIVE PLAN AND TO CHAPTER 19.22 OF THE CITY OF WALLA WALLA MUNICIPAL CODE.

NEAL CHAVRE, CITY ENGINEER

DATE

J PRESTON FREDERICKSON, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

DATE

I HEREBY CERTIFY THAT \_\_\_\_\_ TAXES FOR THE YEAR \_\_\_\_\_  
AGAINST THIS LAND HAVE BEEN PAID.

WALLA WALLA COUNTY TREASURER

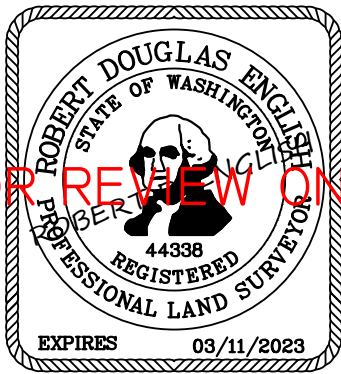
DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022  
AT THE REQUEST OF ROBERT ENGLISH, LAND SURVEYOR, IN  
VOLUME \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_.

WALLA WALLA COUNTY AUDITOR

PRELIMINARY FOR REVIEW ONLY



PRELIMINARY FOR REVIEW ONLY

DATE: 07/27/22	DWN. BY: RDE	SHORT PLAT FOR: RICHARD & MARIA FONDAHN 830 WALLOWA DRIVE WALLA WALLA, WASHINGTON 99362
SCALE: N/A	CHK. BY: RDE	
JOB NO. 2021-035	REV.DATE: 00/00/00	SURVEY ONE,LLC P.O. BOX 382 PENDLETON OR, 97801 PH:541-276-2055 Fax:541-276-3480
DWG NO. FONDAHNSHORTPLAT.DWG		